

# TOWN OF HAMPDEN

MASSACHUSETTS



## Town House

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Joanne Fiore, Planning Coordinator

## Planning Board

Madison Pixley, Chair  
Christina Brodeur  
Patrick Coyne  
David Demers  
David Berson

Associate Member, Joe Sibilia

### MINUTES OF THE HAMPDEN PLANNING BOARD

Regular Meeting – October 22, 2025  
Town House Auditorium

APPROVED 12/17/2025

**In Attendance:** Madison Pixley, Chair  
Christina Brodeur  
Patrick Coyne  
David Demers  
David Berson

#### General:

Call to Order – Madison Pixley opened the Regular Board Meeting at 6:30 PM.

Mail -

Bills -

Review/Approve Meeting Minutes – David Berson made a motion to approve the September 24, 2025 Regular Board Meeting Minutes.

Christina Brodeur seconded the motion. All in favor so approved

#### Agenda

##### 1) Discussion – Reformatting the Zoning Bylaw

Pat Coyne discussed with the Board reformatting the Zoning Bylaw. He would like to form a committee to work on this project that would consist of 4-5 residents along with a Board Member. Pat will look into this further to see if there are any possible grants available and report back to the Board at their next meeting.

##### 2) Discussion with Russ Morton Regarding Parcel 08-020-001 South Road

Russ Morton discussed with the Board the Special Permit granted for Parcel 08-020-001 on South Road owned by Sherry Himmelstein and Kenneth Bernstein. He was questioning what the process would be if he purchased and subdivided 8 acres from the remaining 81.02 acres that makes up the estate lot. The Board indicated an ANR would have to be submitted, and the special permit granted for the substandard lot would have to be amended. Mr. Morton will come back to meet with the Board is decides to proceed with the purchase.

Christina Brodeur made a motion to adjourn at 7:05 PM. Pat Coyne seconded the motion. All in favor so adjourned (5-0).

Submitted by Joanne Fiore, Planning Coordinator

cc: Assessor's Office  
Building Dept  
Conservation Commission  
Highway Dept.  
Moderator  
Selectboard  
Zoning Board of Appeals  
Office File